

Received Date:	26 March 2026
Expires:	21 May 2026
Application Number:	260721
Site:	Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham, RG41 5LH
Application:	Application for a certificate of lawfulness for the proposed installation of a new timber canopy structure, the relocation of an existing canopy within the site, the formation of new ramps and associated external works, the installation of new fencing and gates, and alterations to the existing building, including changes to fenestration together with internal alterations to support SEN provision.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
S/10/68	Site for primary school	05.06.68	C/A	N/A
286/72	Amendment to plan to include changing rooms	16.03.73	C/A	N/A
1628/73	Outline development- school	03.10.73	C/A	N/A
950127	Proposed Construction Of Double Modular Classroom With Toilets And Storage.	02.04.1996	County Matter	N/A
960350	Proposed Single Storey Extensions To School	03.02.1997	County Matter	N/A
980460	Proposed Single Storey Extensions To School To Form New Entrance And Toilet Block Plus Removal Of Outside toilets	02.03.1999	C/A	N/A
992192	Proposed Single Storey Addition Of Girls Toilets To New Entrance (Amendment To Approval 98/68849/F)	23.07.1999	C/A	N/A
991461	Proposed Single Storey Classroom Extensions To School	10.11.1999	C/A	N/A
011539	Proposed erection of modular classroom with link to existing school	30.01.2002	C/A	N/A
020235	Proposed single storey extension to school admin block.	20.06.2003	C/A	N/A
052578	Proposed erection of a new pre school building. Demolition of existing building.	11.08.2005	C/A	N/A
062314	Proposed single storey front and side extensions to provide enlarged hall and 2 additional classrooms.	01.02.2007	C/A	N/A
102072	Erection of free-standing timber-framed shelter on playing field	11.10.2010	C/A	N/A
112564	Proposed installation of 2 x wall mounted canopies and 1 freestanding pyramid canopy	28.10.2011	C/A	N/A
120546	Proposed installation of a double modular classroom building to	19.06.2012	C/A	N/A

	provide additional teaching accommodation.			
121188	Application for removal of condition 7 of planning consent F/2012/0756 for Poplar Lane corner improvement scheme.	26.10.2012	C/A	N/A
131476	Proposed erection of replacement double classroom building. Demolition of existing building.	26.07.2013	C/A	N/A
150974	Proposed installation of a free standing canopy area in the school playground. This covered area is to be used as a quiet play area for the children during break time, and as an external learning area during lesson time and will also provide shelter to parents during drop off and pick up	05.06.2015	C/A	N/A
171956	Full application for the erection of a canopy to school playground.	21.08.2017	C/A	N/A

2. Site Description

The site comprises of school buildings with a playing field.

3. Land/ Property Designations

- There are no listed buildings at the site and the property is not within 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).
- The site is to potential bat roosting.
- The application site is located within Major Development Locations of Winnersh.

4. Legislation

Town and Country Planning Act 1990 (as amended)

- s.55 Provides that '*development*' includes the carrying out of building operations on land, and '*building operations*' includes structural alterations or additions to buildings.
- s.57 Planning permission is needed for all development of land.
- s.187a Enforcement for breach of conditions
- s.192 Applications for Certificates of Lawfulness of proposed use or development.
- s.191 Defines operations as 'lawful' if:
- (a) No enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and
- (b) They do not constitute a contravention of any of the requirements of any enforcement notice then in force.

Town and Country Planning (General Permitted Development) Order 2015 (GPDO)

- Article 3 In conjunction with Schedule 2 (Part 1) (Class A) grants planning permission for the "*enlargement, improvement or other alteration of a dwellinghouse*".
- Article 4 Provides that the planning authority may give direction to restrict the effect of Article 3.

5. The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

6. Relevant details of the proposal: Installation of a new timber canopy structure, 3m x 4m x 3.2m.

Relocation of an existing canopy within the site, 6m x 6m.

Formation of 3 new ramps.

Installation of new 1.8m high anti-trap bow top steel fencing and matching gates installed internally to the site, set in front of the existing close-boarded boundary fence.

Alterations to the existing building, including fenestration changes (doors and windows)

Internal works do not constitute “development” under Section 55 of the Town and Country Planning Act 1990 unless they materially affect the external appearance or involve structural changes. In this case, the works are internal and do not require planning permission.

7. Assessment against legislation:

M1. Development not permitted

		Yes	No
a	If the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of— (i) 25% of the cumulative footprint of the school; or (ii) 250 square metres;		x
b	In the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premise		x
ba	In the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;		x
c	If, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;		x
d	If the height of any new building erected would exceed		x

		Yes	No
	(i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) in all other cases 5 metres;		
da	If the height of any rooftop structure would exceed 1.5 metres		x
e	If the height of the building as extended or altered would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or (ii) in all other cases, the height of the building being extended or altered;		x
f	If the development would be within the curtilage of a listed building; or		x
g	Unless- (i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education		x

M.2- Development is permitted by Class M subject to the following conditions:

		Yes	No
a	the development is within the curtilage of an existing school, college, university or hospital;	x	
b	the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;	x	
c	any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university prison or hospital buildings	x	
d	Any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered	x	
e	where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site		x

M.3- Interpretation of Class M:

Original school, college, university, prison or hospital building” means original building which is a school, college, university, prison or hospital building, as the case may be, other than any building erected at any time under Class M.

“School” does not include a building which changed use by virtue of Class S of Part 3 of this Schedule (changes of use) or which was erected by virtue of Class CA of Part 4 of this Schedule (temporary buildings and uses).

8. Conclusion

The proposed installation of a new timber canopy structure, the relocation of an existing canopy within the site, the formation of new ramps and associated external works, the installation of new fencing and gates, and alterations to the existing building, including changes to fenestration together with internal alterations to support SEN provision. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 7) (Class M) of the Order.

DRAFT APPROVED

A handwritten signature in purple ink, appearing to be 'Aje', is written over the 'DRAFT APPROVED' text.

Development Management Team Leader

Date: 15/05/26